

**2020 QAP
LISTENING
SESSIONS**

**NEXT STEPS FOR
2020**



RESULTS



OVERVIEW

**2019 TAX CREDIT
ROUND
REVIEW**

AGENDA



**Goals and
process for
revising
current QAP
and Guide**

**Overview of
Spring 2019
Competitive
Funding
Round**

**Input and
Discussion**

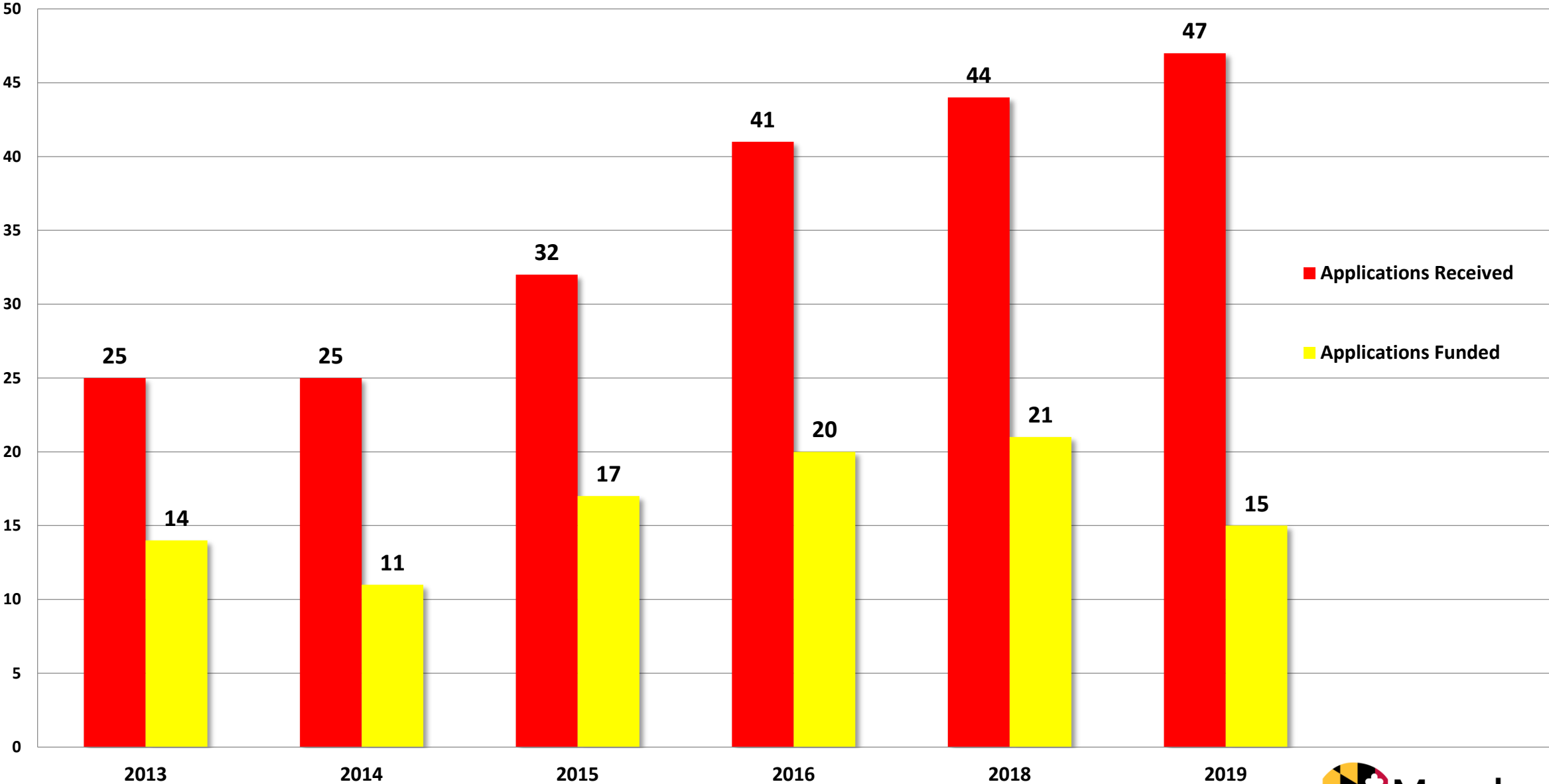
Listening Sessions – Goals and Process

- **Seeking input and engagement in the process for revising the Qualified Allocation Plan and Multifamily Rental Financing Program Guide** – ensure that the Department provides ample opportunity for interested parties to have their say and inform DHCD of key issues that should be considered during the revision process.
- **The Department's Goal:** adopt a revised QAP and Guide that achieves a balance of many competing priorities and benefits from the collective expertise and experience of interested parties.

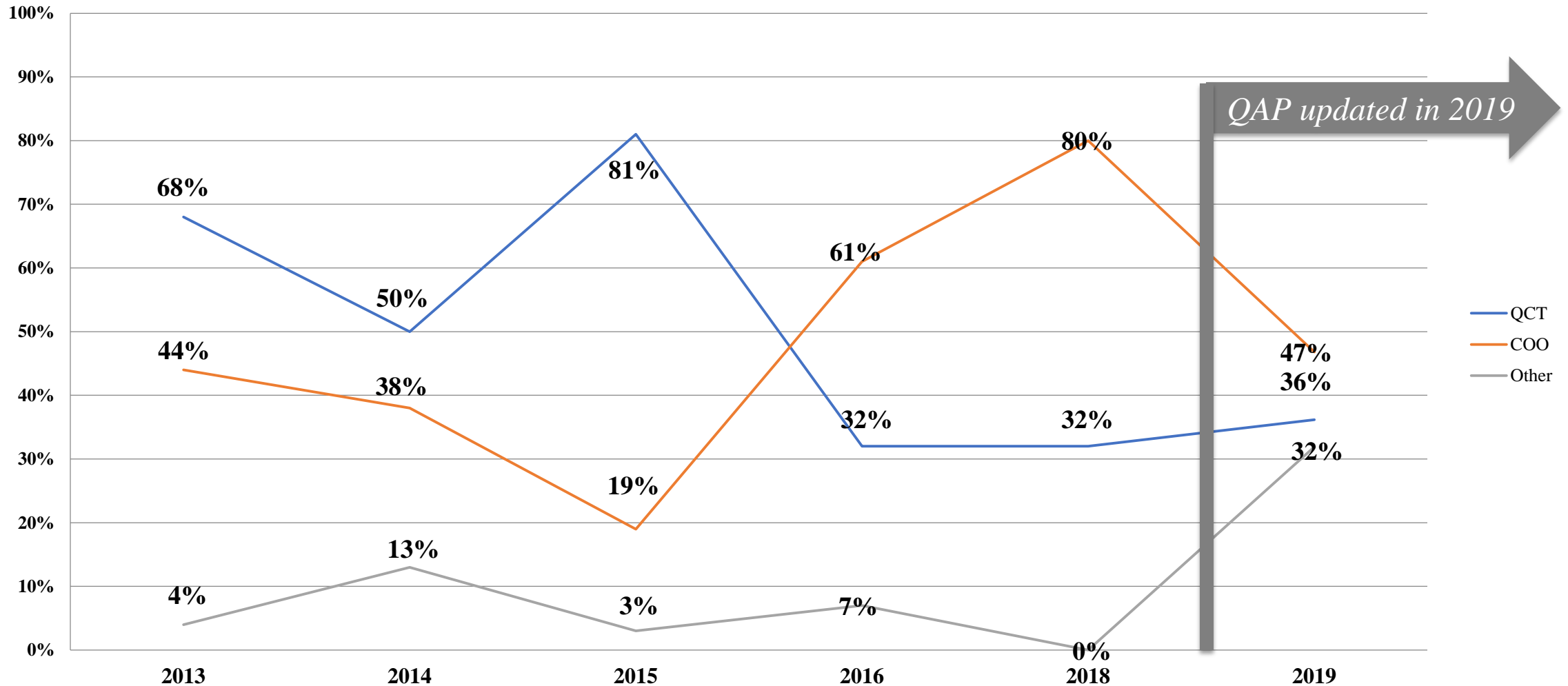
2019 QAP & Guide Overview

- **PSH** - In addition to the required Non-Profit Set-Aside, DHCD established a set-aside of up to \$1.5 million of competitively allocated LIHTC
- **Twinning** - DHCD added three (3) points for projects that involved “twinning” of 9% LIHTC and MBP/4% LIHTC
- **Opportunity Zones** - DHCD incorporated incentives for Opportunity Zones
- **Tenant Services** – DHCD added an option to certify the provision of tenant services through a sponsor organization or contract service provider that has achieved designation as a Certified Organization for Resident Engagement and Services (CORES)

Applications Received and Funded by Year

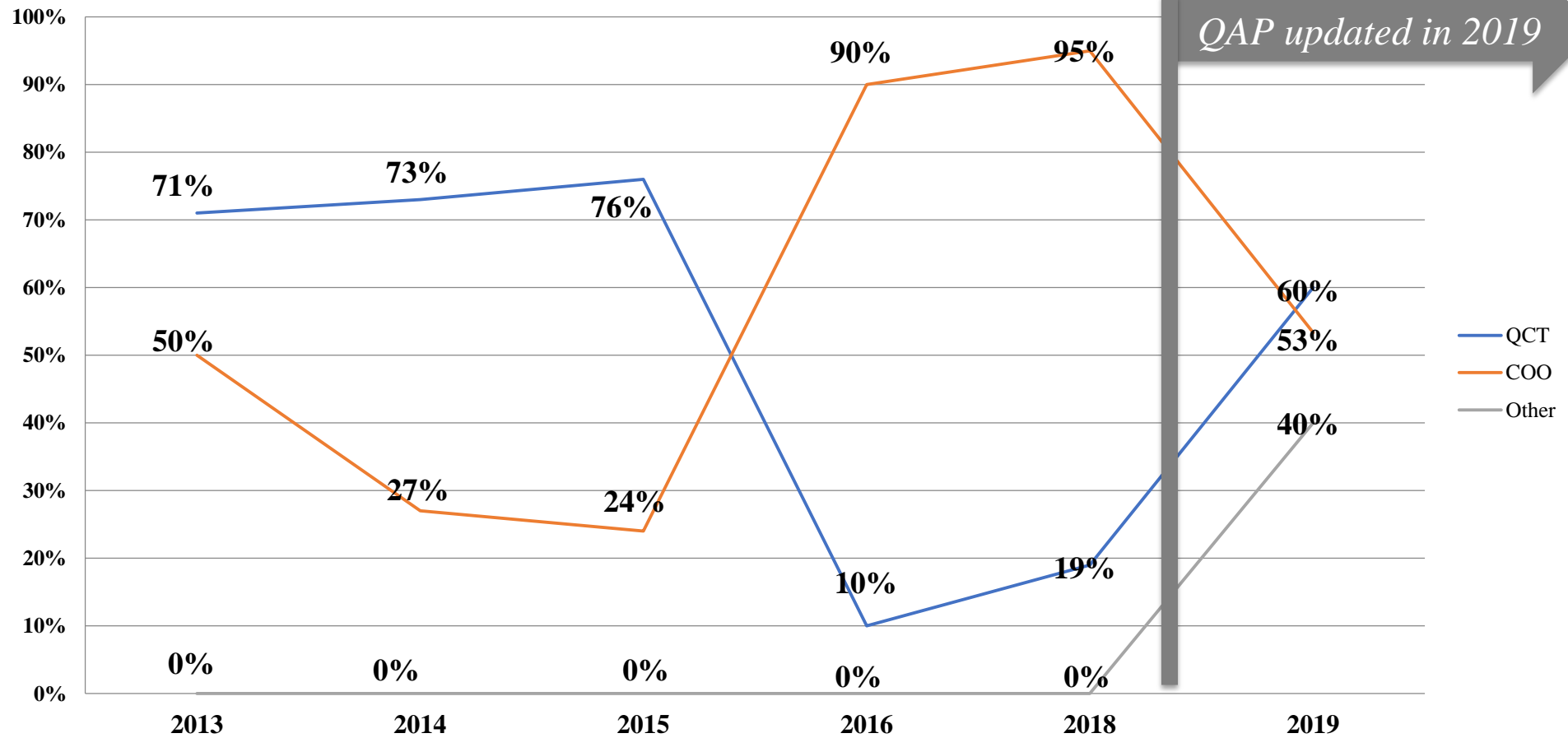


Applications Received by Round



Total percentage may not add up to 100% since some properties are located in multiple community context categories. Opportunity Zones are included in the Other category as part of the 2019 revisions.

Applications Funded by Round

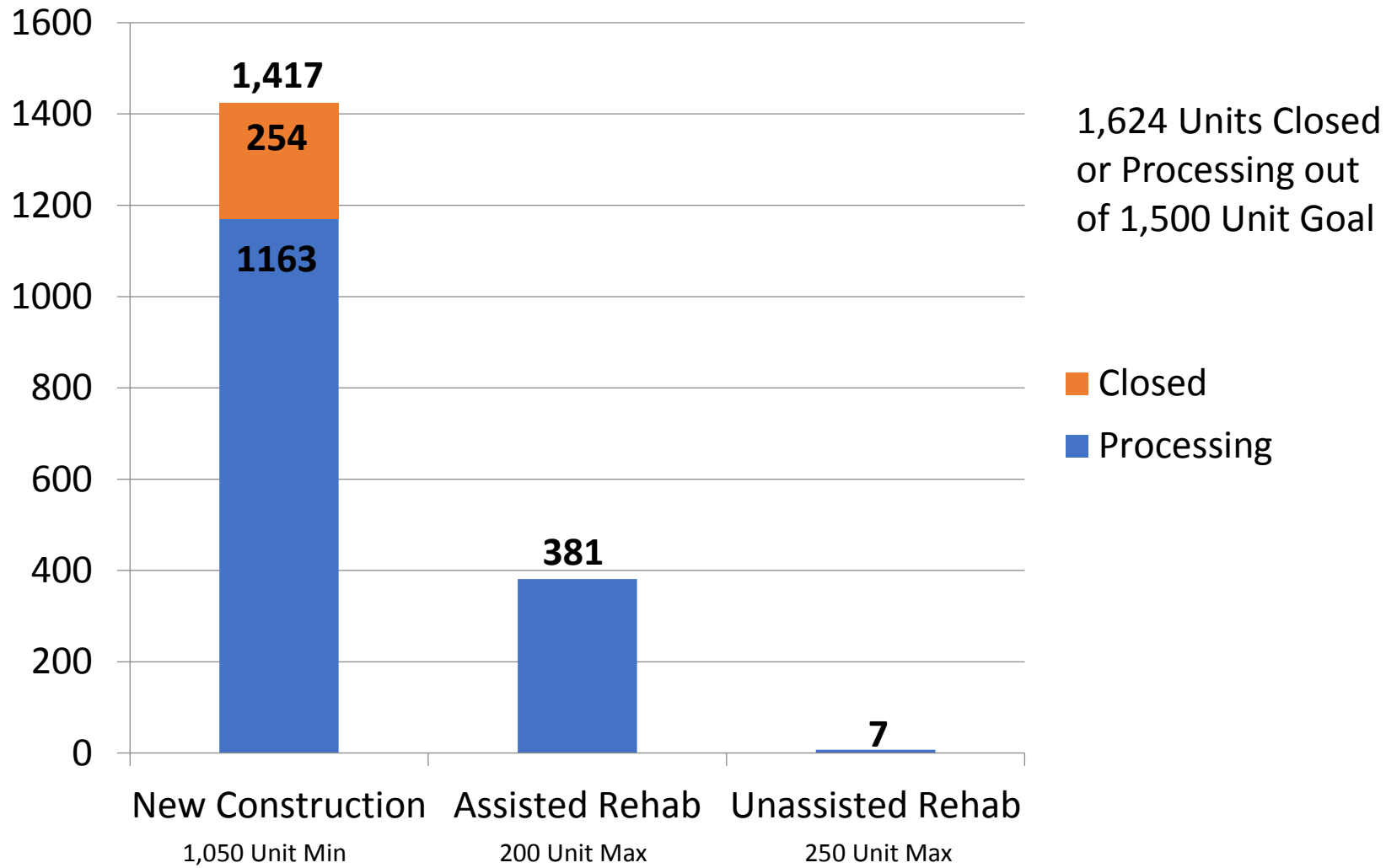


Total percentage may not add up to 100% since some properties are located in multiple community context categories. Opportunity Zones are included in the Other category as part of the 2019 revisions.

2019 Round Funded Projects

- 15 Projects
- 8 Twinned Projects
- Total 9% Units: 935
- Total 4% Units: 902
- Total 9% & 4% Units: 1,837
- PSH Units: 35
- Elderly Units: 262
- Disability Units: 207

Progress towards VCA Unit Production Goal



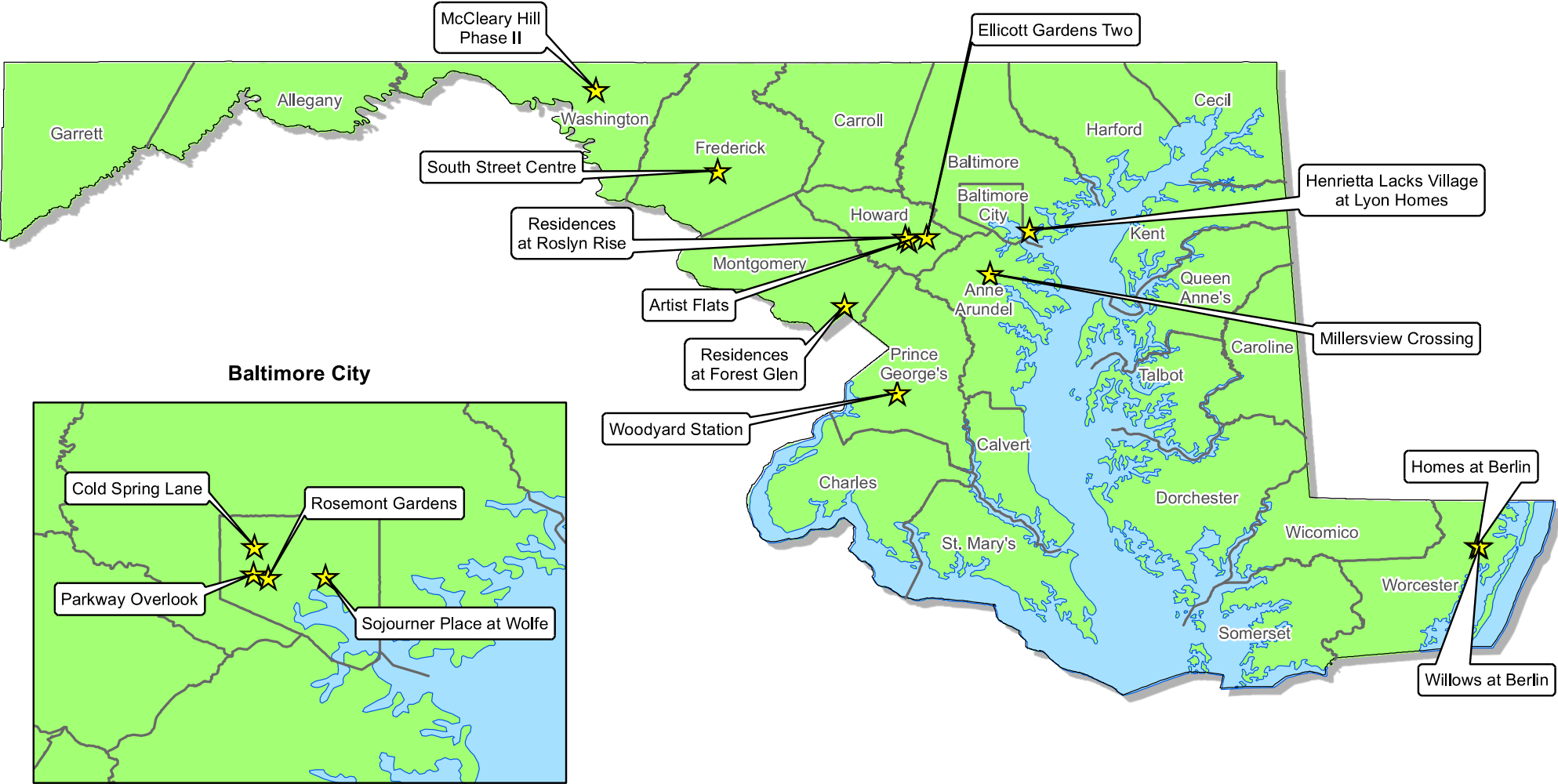
Disability Housing Updates – Section 811 PRA

- \$1.2 M remaining used to identify about 20 to 25 units
- Awardees' announcement pending
- No additional funds available from FY12 or FY13 awards
- HUD expected to announce new funding during FFY 20

Disability Housing Updates – Weinberg

- First \$2M grant awarded in 2011
 - Units set aside at 15% to 30% of AMI
 - Generated 20 units spread over 7 counties
- Last \$2M grant awarded in 2016
 - Units set aside at 10% to 30% of AMI
 - 14 units generated spread over five counties and Baltimore City

Multifamily Housing Spring 2019 Competitive Funding Round Awardees



2019 Round Average Score

Average Score – Funded: 185.02 points

Average Score – Not Funded: 177.89 points

Average Score – All Projects: 180.22 points

Significant Score Differentials

Category	Total Points	Funded	Not Funded	% Differential
4.4.1 Income Targeting	15	12.07	11.5	4.96%
4.4.2 Targeted Populations	10	9.85	9.12	8.00%
4.5.1 Direct Leveraging	15	8.11	6.16	31.66%
4.6.2 Energy Conservation and Sustainability	6	4.53	3.55	27.61%

Input and Discussion

QAP Revisions – Anticipated Schedule

- First Draft Published: November 2019
- Comments Due: December 2019
- Applications Due: Early May 2020

Contact Us

- **Notices Posted At:**
<http://dhcd.maryland.gov/HousingDevelopment/Pages/MFLibrary.aspx#notices>
- **Email:** dhcd.qap@maryland.gov

PERMANENT SUPPORTIVE HOUSING SET-ASIDE

PROJECT NAME: Sojourner Place at Wolfe

SPONSOR: Episcopal Housing Corporation
& Healthcare for the Homeless

LOCATION: Baltimore, MD

UNITS: 70 – 35 PSH, 35 Family

TOTAL PROJECT COST: \$19,761,836

OCCUPANCY: Family/Special Needs



AWARDED PROJECTS

PROJECT NAME: Cold Spring Lane

SPONSOR: Conifer Realty, LLC

LOCATION: Baltimore, MD

UNITS: 163 – 56 9%, 107 4%

TOTAL PROJECT COST: \$16,011,090

OCCUPANCY: Family



RENDERING - VIEW FROM INTERSECTION OF WEST COLD SPRING & EAST WABASH AVENUE



RENDERING - VIEW OF INTERIOR COURTYARD FROM PARKING

AWARDED PROJECTS

PROJECT NAME: Residences at Forest Glen

SPONSOR: Montgomery Housing Partnership, Inc.

LOCATION: Silver Spring, MD

UNITS: 176 – 53 9%, 123 4%

TOTAL PROJECT COST: \$24,719,544

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: Parkway Overlook

SPONSOR: Osprey Property Company II
LLC & Pax Edwards, LLC

LOCATION: Baltimore, MD

UNITS: 180 – 62 9%, 118 4%

TOTAL PROJECT COST: \$19,321,097

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: Henrietta Lacks Village at
Lyons Homes

SPONSOR: CT Development Partners &
Telesis Baltimore Corporation

LOCATION: Turner Station, MD

UNITS: 90

TOTAL PROJECT COST: \$23,444,105

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: Rosemont Gardens

SPONSOR: Pax Edwards, LLC & Osprey
Property Company II LLC

LOCATION: Baltimore, MD

UNITS: 199 – 68 9%, 131 4%

TOTAL PROJECT COST: \$19,885,529

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: Artist Flats

SPONSOR: Howard County Housing Commission

LOCATION: Columbia, MD

UNITS: 174 – 53 9%, 121 4%

TOTAL PROJECT COST: \$23,681,213

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: McCleary Hill Phase II

SPONSOR: Hagerstown Housing Authority

LOCATION: Hagerstown, MD

UNITS: 79

TOTAL PROJECT COST: \$21,982,290

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: Residences at Roslyn Rise

SPONSOR: Enterprise Homes LLC

LOCATION: Columbia, MD

UNITS: 153 – 59 9%, 94 4%

TOTAL PROJECT COST: \$26,105,962

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: Woodyard Station

SPONSOR: Pax Edwards LLC

LOCATION: Clinton, MD

UNITS: 158 – 46 9%, 112 4%

TOTAL PROJECT COST: \$18,697,115

OCCUPANCY: Family 9%, Elderly 4%



AWARDED PROJECTS

PROJECT NAME: Millersview Crossing

SPONSOR: Woda Cooper Development,
Inc.

LOCATION: Millersville, MD

UNITS: 54

TOTAL PROJECT COST: \$16,508,614

OCCUPANCY: Elderly



AWARDED PROJECTS

PROJECT NAME: Ellicott Gardens Two

SPONSOR: Homes for America

LOCATION: Ellicott City, MD

UNITS: 70

TOTAL PROJECT COST: \$25,368,678

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: Homes at Berlin

SPONSOR: Homes for America

LOCATION: Berlin, MD

UNITS: 54

TOTAL PROJECT COST: \$11,208,142

OCCUPANCY: Family



AWARDED PROJECTS

PROJECT NAME: South Street Centre

SPONSOR: SCG Development Partners, LLC,
Housing Authority of the City of Frederick, &
New Harbor Development, LLC

LOCATION: Frederick, MD

UNITS: 152 – 56 9%, 96 4%

TOTAL PROJECT COST: \$22,425,160

OCCUPANCY: Family 9%, Elderly 4%

8% LIHTC:
NEW CONSTRUCTION
FAMILY BUILDING

①



8% LIHTC:
EXISTING ROWHOUSE
REHABILITATION

②



8% LIHTC:
EXISTING MOOSE LODGE
REHABILITATION

③



AWARDED PROJECTS

PROJECT NAME: Willows at Berlin

SPONSOR: Milford Housing Development Corporation & MBID of Delaware, LLC

LOCATION: Berlin, MD

UNITS: 65

TOTAL PROJECT COST: \$17,479,148

OCCUPANCY: Family

